

# 6/76 Merlin St, Neutral Bay, NSW, 2089

## Apartment For Sale

Friday, 8 November 2024

6/76 Merlin St, Neutral Bay, NSW, 2089

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Mayo Ishibashi



Andrew Croll

## Spacious, Stylish & Contemporary Living - Coming to Market

A fabulous, modern apartment presenting a spacious floorplan brimming with natural light. Placed in an elevated position in a low-rise block of only nine (9) residences the building offers security entry and elevator access to off-street, undercover parking. This chic property sits moments to the vibrant heart of Neutral Bay and is conveniently located near shops, bars, boutiques and lifestyle amenities. Transport includes bus services to North Sydney, northern suburbs, northern beaches and express CBD routes. Enjoy your weekends with easy access to local parklands in North Sydney and Cammeray, Neutral Bay Tennis Club, Cremorne Point harbourside walking tracks and Maccallum harbour swimming pool. A fabulous choice for out-of-towners and presents a solid investment opportunity.

- ☒ Low-rise boutique block in well-maintained grounds
- ☒ Access via intercom security plus alarm system
- ☒ Elevator access to underground allocated parking
- ☒ Easy care timber flooring in living with r/c air-con
- ☒ Open-plan living room with separate dining space
- ☒ Covered balcony flows seamlessly off living room
- ☒ Gas kitchen with s/s appliances, d/w, microwave
- ☒ Spacious master bedroom, large built-in wardrobe
- ☒ Juliet-style balcony with louvre shades off bedroom
- ☒ Modern bathroom plus separate internal laundry
- ☒ Moments to all conveniences and transport routes

Approximate quarterly outgoings:

Levies: \$1,650

Council rates: \$325

Water rates: \$180

TOTAL: \$2,155 per quarter

Please note we have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers/tenants must rely on their own enquiries in this regard. We will not accept any liability for any incorrect representation(s) claimed to be made that has not been confirmed in writing with the agent prior to the purchaser/tenant exchanging contracts.